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Open View Main Street, Tollerton, YO61 1PS

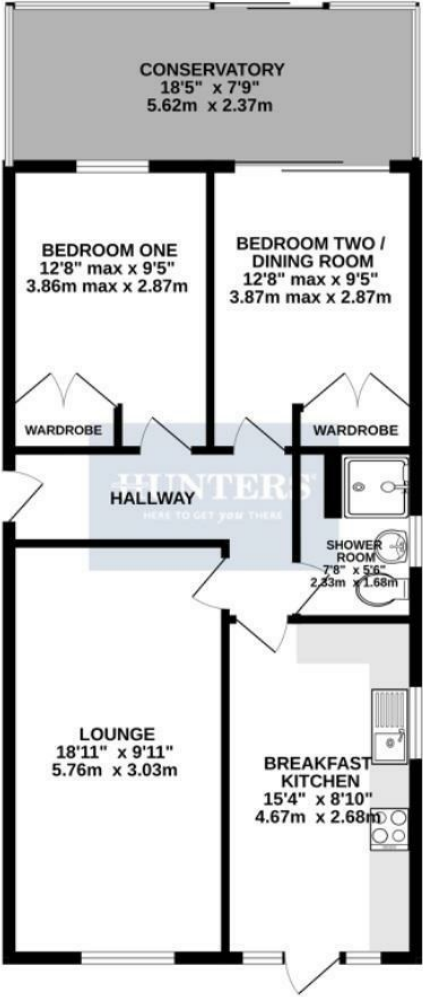
Open View Main Street, Tollerton, YO61 1PS

Guide Price £250,000

Situated in the popular village of Tollerton this spacious two bedroom detached bungalow is adapted for disabled access and is sure to appeal. Offered with NO ONWARD CHAIN it comprises: hallway, dining kitchen, lounge, conservatory, two bedrooms and a bathroom. There is an enclosed garden to the rear and ample off street parking to the front. The property also benefits from extensive double glazing and gas fired central heating. EPC rating D and Council Tax Band B. Apply Easingwold Office on 01347 823535.

Hunters Easingwold Trinity House Market Place, Easingwold, YO61 3AD | 01347 823535
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GROUND FLOOR
670 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA : 670 sq.ft. (62.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 5/20/24

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

- TWO BEDROOMS
- NO ONWARD CHAIN

- DETACHED BUNGALOW
- EPC RATING D

- POPULAR VILLAGE LOCATION
- COUNCIL TAX BAND B

HALLWAY

Wood effect flooring, radiator, loft access point, door to side aspect

DINING KITCHEN

Fitted with a range of base and wall mounted units with matching preparation surfaces, inset single drainer ceramic sink unit, integrated electric double oven, hob and extractor hood, plumbing for washing machine, plumbing for dishwasher, integrated fridge, window to side aspect, part glazed door to front aspect with windows to either side, radiator, recessed ceiling lights, wood effect flooring

LOUNGE

Fireplace with wood surround, marble hearth and inset coal effect electric fire, radiator, window to front aspect

CONSERVATORY

Radiators x 2, fully glazed sliding door to rear garden, full length window

BEDROOM ONE

Fitted wardrobes, window to rear aspect, radiator

BEDROOM TWO

Fitted wardrobes, radiator, fully glazed sliding door to conservatory

SHOWER ROOM

Walk in shower cubicle with electric shower, vanity unit with inset wash basin, low flush wc, fitted shelving, ladder style radiator, opaque window to side aspect, ceiling spotlights, fully tiled walls

GARDEN

The front of the property has beds of flowers and shrubs. Pedestrian access down the side of the property leads to the enclosed rear garden. This is mainly paved for ease of maintenance but has some beds of plants and shrubs. There are also two sheds and a greenhouse.

PARKING

The front of the property is block paved giving room for off street parking.

ADDITIONAL INFORMATION

- There is a lift at the front of the property for disabled access.
- We have been advised by the sellers that the bungalow is timber framed.

ANTI MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







